

# Staff Summary Report



Development Review Commission Date: 04/13/10

Agenda Item Number: \_\_\_\_

**SUBJECT:** Hold a public meeting for a Development Plan Review for WASH WIZARD AUTO SPA, located at 1845 East University Drive.

**DOCUMENT NAME:** DRCr\_WashWizard\_041310 **PLANNED DEVELOPMENT (0406)**

**COMMENTS:** Request for **WASH WIZARD AUTO SPA (PL100052)** (Sam Hanna, owner/applicant) consisting of a 5,106 sf. building currently under construction, on approximately 0.81 acres, located at 1845 East University Drive in the PCC-1, Planned Commercial Center Neighborhood District. The request includes the following:

**DPR10026** – Development Plan Review for exterior color modifications.

**PREPARED BY:** Ryan Levesque, Senior Planner (480-858-2393)

**REVIEWED BY:** Lisa Collins, Development Services Planning Director (480-350-8989)

A handwritten signature in black ink, appearing to be 'LC' or similar, located to the right of the 'REVIEWED BY' line.

**LEGAL REVIEW BY:** N/A

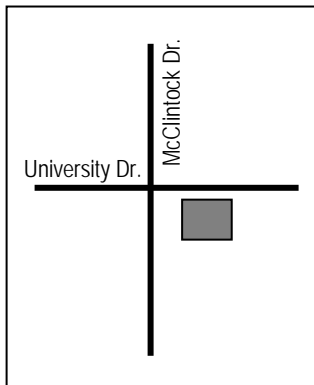
**DEPARTMENT REVIEW BY:** N/A

**FISCAL NOTE:** N/A

**RECOMMENDATION:** Staff – Approval, subject to conditions

**ADDITIONAL INFO:**

Gross/Net site area	0.812 acres
Total Building area	5,106 s.f.



**PAGES:**

1. List of Attachments
2. Comments
3. Conditions of Approval / History & Facts / Code Reference

**ATTACHMENTS:**

1. Location Map
2. Aerial Photo
3. Letter of Explanation
4. Approved Site Plan
5. Original Elevations
6. PROPOSED Elevations
7. Material/Color Sample Board
- 8-11. Site Photographs

**COMMENTS:**

This site is located at the southwest corner of University Drive and Casitas Drive, just east of the McClintock/University intersection. This property received approval by the Development Review Commission on December 12, 2006 for Development Plan Review of a new 5,544 sf. building for Wash Wizard Auto Spa, including a Use Permit for an automated car wash with drive-through coffee shop. The project is currently under construction since receiving active building permits on July 27, 2009.

This request includes the following:

1. Development Plan Review for modifications to the original exterior paint colors with a new paint palette

The applicant is requesting the Development Review Commission consider modifications to the original approved building paint colors. The site currently has constructed perimeter walls and street-facing screen walls, completed with the original paint color "September Leaf". The applicant is intending to keep the current painted walls and propose alternate colors to the building.

**Conclusion**

The new building and existing street wall are aligned with one another along the eastern property side. This wall will have differentiating colors of the original painted wall "September Leaf" and the new proposed colors "Omar" with a tile base on the building wall portion. Staff recommends approval of the proposed color palette with the existing alternate colored walls.

## CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

1. The materials and colors are approved as identified below:  
Main Building Stucco – Frazee 8162W – “Omar”  
Building Stucco Pop-Outs – Frazee 8164M – “Gumleaf”  
Cornice – Frazee 8166N – “Hawthorne Valley”  
Base – Ceramic Tile – complementary to “Hawthorne Valley”  
Doors – Frazee 8162W – “Omar”  
Awnings fabric – Frazee 8165D – “Antique Pine”  
Existing Screen Walls and Perimeter – Frazee 7744M – “September Leaf”  
Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Submit any additions or modifications for review during building plan check process.
2. Neon lighting not permitted as a building accent.

## HISTORY & FACTS:

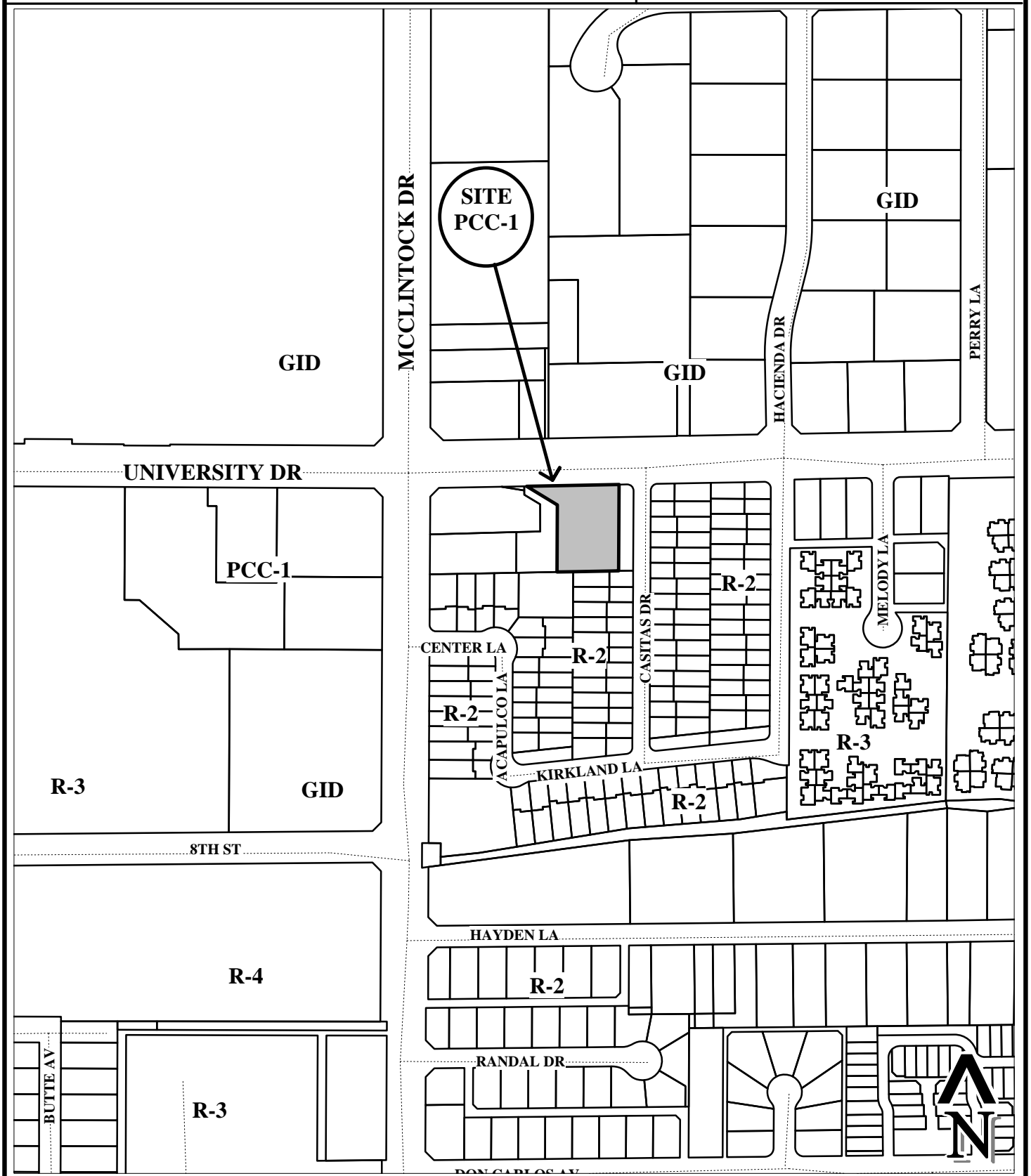
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|-------------------|--|
| December 12, 2006 | Development Review Commission approved WASH WIZARD AUTO SPA to allow a Use Permit for a car wash and Development Plan Review consisting of a new 5,544 sf. building located at 1845 East University Drive. |
| July 27, 2009     | Building permits issued to commence construction of building.  |

## ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

**WASH WIZARD AUTO SPA**

**PL100052**





WASH WIZARD AUTO SPA

# John Reddell Architects, Inc.

Architecture      Interiors      Land Planning

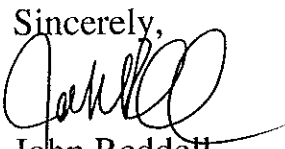
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Wash Wizard  
Narrative of color change

We are requesting a color change for the Wash Wizard @ 1845 E. University Drive.

The change in color is going to represent more of the direction in which the car wash was developed with green technology. The car wash structure and operation includes solar panels (covering most of the roof structure), permeable pavers that are incorporated into a storm water retention system below them (the first commercial system in the state), car wash water reclamation system (reclaims the wash water through a series of sediment tanks and filter systems to reuse on the wash cycle of the process), rain water capture for landscape irrigation, sustainable foam block system (first private commercial application of this system in the state) and electric vehicle charging station.

The colors are within the required LRV range and we feel that the color selection allows for a fresh approach to a color palette compatible with the technology, landscape and the surrounding environment. The owners with out the financial incentives developed the project with the aspect of social and environmental responsibility.

Sincerely,  
  
John Reddell  
John Reddell Architects, Inc.



# WASH WIZARD AUTO SPA 1845 E. UNIVERSITY DRIVE

A PORTION OF THE NORTHWEST 1/4 OF  
SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST  
GILA AND SALT RIVER BASE AND MERIDIAN  
MARICOPA COUNTY, ARIZONA

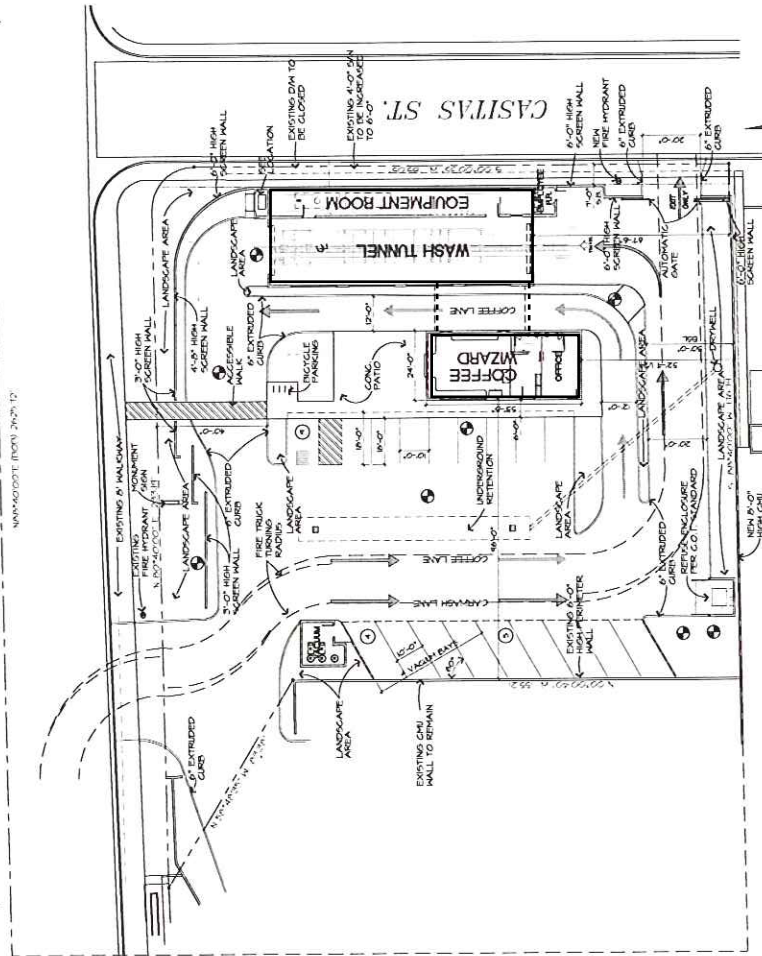
## SITE PLAN NOTES:

1. THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH CITY REQUIREMENTS PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS. HOWEVER, SUCH REVIEW SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN PLANS FOUND TO BE IN VIOLATION OF ANY LAW OR ORDINANCE.
2. THE CITY DOES NOT WARRANT ANY QUANTITIES SHOWN ON THESE PLANS.
3. THE CITY APPROVAL IS FOR GENERAL LAYOUT IN THE RIGHT-OF-WAY, ON-SITE GRADING, DRAINAGE AND WATER AND SEWER. THIS APPROVAL IS VALID FOR A PERIOD OF SIX MONTHS. CONSTRUCTION PERMITS SHALL BE OBTAINED DURING THIS PERIOD. ANY DELAY IN OBTAINING PERMITS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. MONITORING MAY BE GRANTED, UPON REQUEST, AFTER WHICH THE APPROVAL WILL EXPIRE.
4. AN APPROVED SET OF PLANS SHALL BE AVAILABLE ON THE JOB SITE AT ALL TIMES.
5. THE CITY SHALL BE NOTIFIED 24 HOURS PRIOR TO ANY CONSTRUCTION WORK. SUCH NOTIFICATION SHALL BE IN WRITING AND SHALL BE SUBMITTED TO THE CITY ENGINEER. SUBJECT TO EXPOSURE AT THE CONTRACTOR'S EXPENSE.
6. CONSTRUCTION ITEMS SHALL NOT BE ASSESSED UNTIL 3 MIL YDS AS RETRODUCIBLE "AS-BUILT" PLANS HAVE BEEN SUBMITTED TO AND APPROVED BY THE ENGINEERING DIVISION.
7. THE DEVELOPER IS RESPONSIBLE FOR THE REMOVAL OR RELOCATION OF ALL OBSTRUCTIONS WITHIN THE RIGHT-OF-WAY PRIOR TO STARTING NEW CONSTRUCTION.
8. THE DEVELOPER IS RESPONSIBLE FOR ASSUMING THE RELOCATION AND RECONSTRUCTION OF ALL UTILITIES A UTILITY RELOCATION SCHEDULE SHALL BE SUBMITTED PRIOR TO THE START OF NEW CONSTRUCTION.
9. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING OR REDUCING ALL REQUIRED RIGHTS-OF-WAY AND EASEMENTS TO THE CITY PRIOR TO APPROVAL OF IMPROVEMENT PLANS.
10. THE CONTRACTOR SHALL CONTACT BLUE STAKE (263-1100) 48 HOURS PRIOR TO CONSTRUCTION.
11. THE CONTRACTOR SHALL BARRICADE CONSTRUCTION SITES AT ALL TIMES PER THE CITY OF TEMPE TRAFFIC BARRICADE MANUAL WHEN REQUIRED BY THE CITY. A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED FOR APPROVAL IN ADVANCE OF CONSTRUCTION.
12. THE CONTRACTOR MAY OBTAIN A FIRE HYDRANT METER FOR CONSTRUCTION WATER FROM CUSTOMER SERVICES. THIS METER SHOULD BE ORDERED TWO WORKING DAYS PRIOR TO CONSTRUCTION. THE METER SHALL BE INSTALLED BY THE CITY. FROM A FIRE HYDRANT IS A VIOLATION OF THE MUNICIPAL CODE, PENALIZABLE BY FINE AND/OR IMPRISONMENT.
13. ALL BROKEN OR DISPLACED EXISTING CONCRETE CURBS, GUTTERS OR SIDEWALK SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY OF TEMPE ENGINEERING DIVISION INSPECTOR.

ATTACHMENT 4

UNIVERSITY DRIVE

UNIVERSITY DRIVE (FROM 2425' TO 2475')



SITE PLAN

SCALE: 1"= 20'-0"

NORTH



## PROJECT DATA:

OWNER: WASH WIZARD AUTO SPA  
DESIGNER: J. R. HARRIS, INC.  
DATE: 11/11/06  
CITY OF TEMPE: 11/11/06  
PROJECT NO.: 2425-2475  
SHEET NO.: 1 OF 1  
SHEET TITLE: SITE PLAN  
SHEET SCALE: 1"= 20'-0"

Wash Wizard Auto Spa  
1845 E. University Drive  
Tempe, AZ.

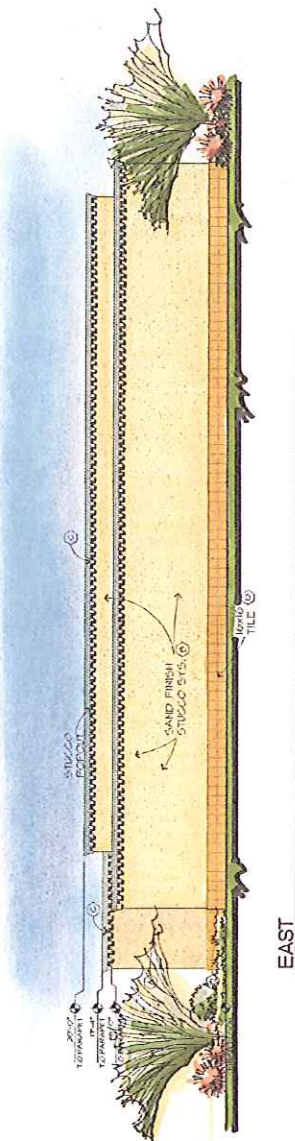
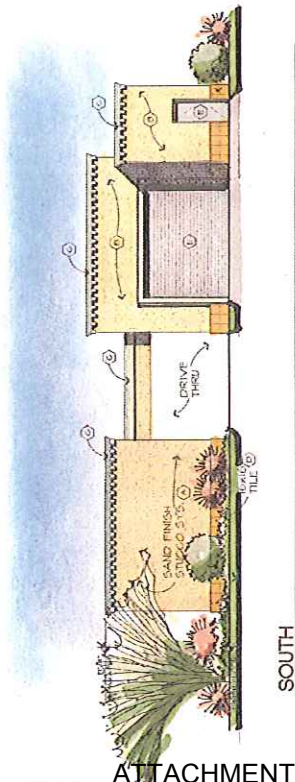
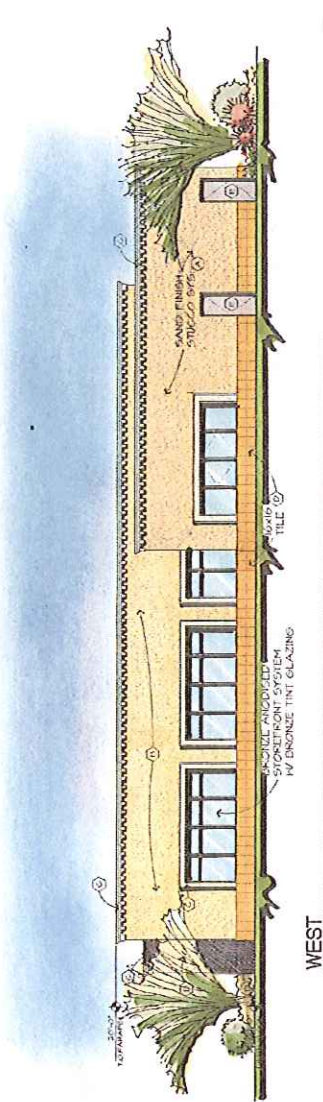
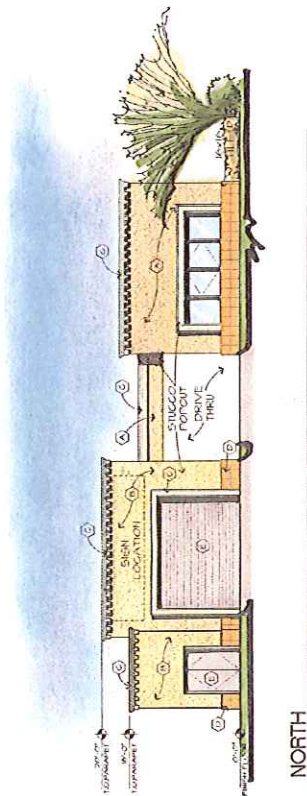
John Reddell Architects, Inc.  
Architecture Interiors Land Planning  
2501 North Hayden Road, Scottsdale, Arizona 85257  
Office: (480) 946-0242 Fax: (480) 946-0182 Email: reddellarchitects@cschelon.com



Date: 11/11/06  
Revision:

A

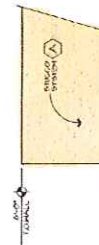
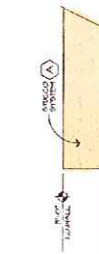
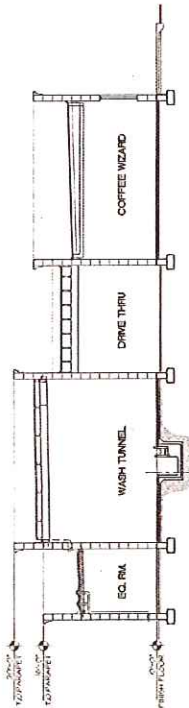




## CARWASH ELEVATIONS

COLOR SCHEDULE	
<b>BUILDING:</b>	
STUSSO SOUTH SAND PUGH	(A)
	PAINTS PAINTED SCHEDULE 100
STUSSO SOUTH SAND PUGH	(B)
	PAINTS PAINTED SCHEDULE 100
<b>TRUCK:</b>	
STUSSO PARKWAY TRUCK	(C)
	PAINTS PAINTED SCHEDULE 100
STUSSO TRUCK	(D)
	PAINTS PAINTED SCHEDULE 100
<b>TRUCK PULLER:</b>	
STUSSO TRUCK PULLER	(E)
	PAINTS PAINTED SCHEDULE 100

NOTE: ALL COLORS AND TRUCK MARKINGS SHALL BE APPROVED BY THE



PARKING SCREEN WALL

**REFUSE ENCLOSURE**

## TYPICAL SECTION

## SCREEN WALL ELEVATIONS

**John Reddell Architects, Inc.**  
Architecture Interiors Land Planning  
2501 North Hayden Road, Scottsdale, Arizona 85257  
Office: (480) 946-0242 Fax: (480) 946-0182 Email: [redde11architects@cs.cnet.com](mailto:redde11architects@cs.cnet.com)

**Wash Wizard Auto Spa**  
1845 E. University Drive  
Tempe, AZ.

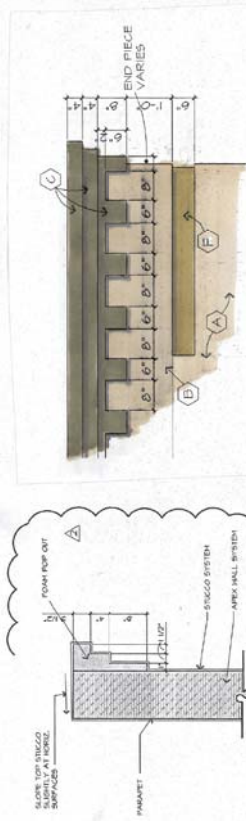




## BUILDING ELEVATIONS

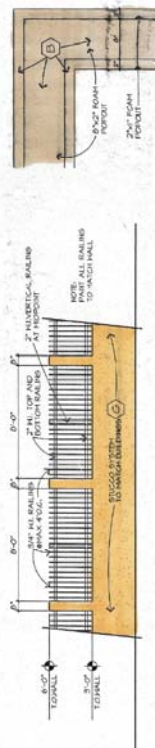
$$\frac{1}{18} = 0.0556$$

C. PROJECT OF LAYERS 30 FEET AND ABOVE AT ALL SLOPE  
 100%  
 D. PROJECT OF LAYERS 30 FEET AND ABOVE AT ALL SLOPE  
 100%  
 E. PROJECT OF LAYERS 30 FEET AND ABOVE AT ALL SLOPE  
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 Y. PROJECT OF LAYERS 30 FEET AND ABOVE AT ALL SLOPE  
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 Z. PROJECT OF LAYERS 30 FEET AND ABOVE AT ALL SLOPE  
 100%



**1** PARAPET CORNICE DETAIL (POP OUT)  
SPEC. WAVE PARAPET  $\frac{1}{8} \times 1 \times 32$

**2 CORNICE DETAIL (POP OUT)**



EXISTING WALL W/ W.I. FENCING



## PARKING SCREEN WALL

REFUSE ENCLOSURE

## SCREEN WALL ELEVATIONS

$$\frac{1}{4} = 1^{-1} = 0^0$$

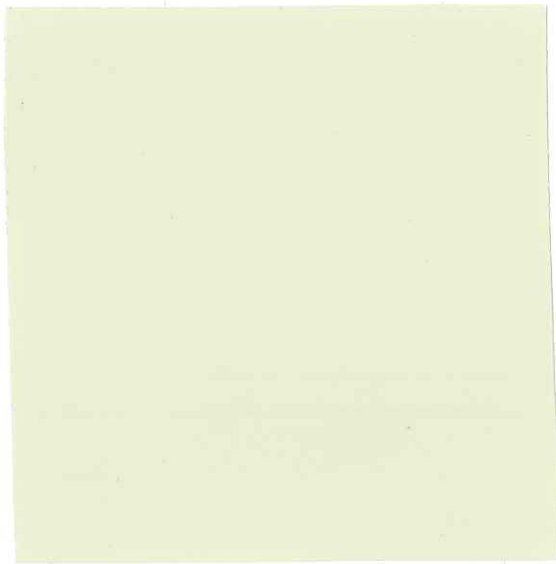
**Wash Wizard Auto Spa**  
**1845 E. University Drive**  
**Tempe, AZ. 85281**

## MATERIAL / COLOR SCHEDULE

**Wash Wizard**  
**1845 E. University Drive**  
**Tempe, Arizona**

### Building Color: A

Main Building Stucco Color  
Frazee - 8162W  
Color: Omar



### Cornice & Ceramic Tile: C and D

Frazee - 8166N  
Tile Size: 16x16  
Color: Hawthorne Valley



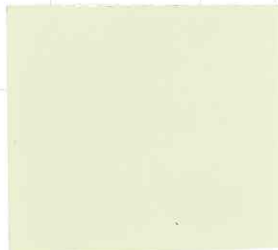
### Building Color: B

Main Building Stucco Color  
and Pop-Outs  
Frazee - 8164M  
Color: Gumleaf



### Doors: E

Frazee - 8162W  
Color: Omar



### Awnings: F

Awnings  
Frazee - 8165D  
Color: Antique Pine



### Existing Screen Walls: G

Frazee - 7744M  
COLOR: September Leaf

NOTE: ALL DOORS AND WINDOW FRAMES SHALL BE ANODIZED BRONZE W/ GLASS TO BE BRONZE TINTED













ORIGINAL APPROVED COLORS  
NEXT TO SITE WALL